



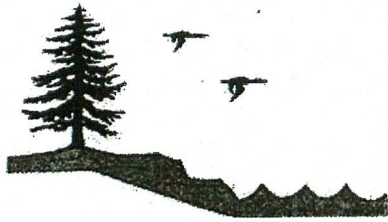
**Town of Naples  
Planning Board Meeting  
Tuesday, August 19, 2025**

**Planning Board Meeting  
6:00 PM  
15 Village Green Lane  
Agenda**

**<https://us02web.zoom.us/j/87324472535?pwd=kYnpja02m8JnFyG3SmNA0oNqPA5FM3.1>**

**Meeting ID: 873 2447 2535  
Passcode: 320862**

1. Call to Order & Pledge of Allegiance
2. Attendance
  - a. Do any board members have any conflicts of interest with the items on the agenda?
3. Review of Meeting Minutes
  - a. Minutes of July 15, 2025
  - b. Minutes of August 5, 2025
4. Old Business— None
5. Tabled Business— None
6. New Business
  - a. A request by Crosswalk Community Outreach, represented by David Moore, for a Change of Use to allow for a non-profit service organization in 3,750+/- sf of an existing 5,040 sf Commercial building located at 11 October Road, as shown on Map-Lot U36/09 in the Commercial Zoning District.
7. Public Participation for Planning Board Matters
8. Other business Signing of Plans and Notices of Decision (NOD)
  - a. Deb's Place Minor SD NOD
  - b. Dennis Laliberty Final Site Plan
  - b. Wildflower Estates Major SD Preliminary Plan & NOD
  - c. Rivenmore Major SD Final Plan and NOD
9. Schedule next meetings
  - a. September 2, Regular Planning Board Meeting 6:00 PM
  - b. September 16, Regular Planning Board 6:00 PM
10. Adjourn



# TOWN OF NAPLES PLANNING BOARD APPLICATION

P.O. Box 1757, Naples, Maine 04055  
Phone: (207) 693-6364 / Fax: (207) 693-3667  
[www.townofnaples.org](http://www.townofnaples.org)

## Change of Use Application

Date: 7/22/25

Owner/Applicant Name: Crosswalk Community Outreach David Moore Board president

Mailing Address: P.O. Box 64 Naples, Me 04055

Telephone: 207-595-8736 cw 207-749-7866 per Email: Bvillmostissus@regan.com Crosswalkoutreach@yahoo.com person  
du

Property Owner: Robert Hoot Bovles Company 772-1333

Property Location: 11 October Rd Naples Map & Lot: U36 Lot 009

Any easements, covenants, or deed restrictions related to the property? -

Zoning District: Commercial Waivers requested: NONE

A list must be submitted for waivers

Name, address, & phone # of applicants engineer, land surveyor or planner: none

The undersigned, being the applicant, owner or legally authorized representatives, states that all information contained in this application is true and correct to the best of his/her knowledge and hereby does submit the information for review by the Town and in accordance with applicable ordinances, statues, and regulation of the Town, State and Federal governments.

Date: 7/22/25 Signature: David Moore CWCO Board President

### Fee Schedule:

- Advertising: \$50.00
  - Fee per abutter: ~~\$7.00~~ \$12.00
  - Under 1,000 sq. ft. gross floor area: \$300.00
  - 1,000 – 10,000 sq. ft. gross floor area: \$400.00
  - Over 10,000 sq. ft. gross floor area: \$400.00
  - \*\*Plus \$25.00 for each 1,000 sq. ft. over 10,000
  - Development without building: \$400.00
  - Modification of approved plan: \$100.00
  - Commercial Initial permit: \$100.00
  - Commercial Annual Renewal: \$50.00
  - Aquatic Structure (noncommercial): \$50.00
  - Review Escrow: TBD
- Applicants Total: \$ 194.00

**Please include 9 copies of application, sketch plan, and any other supporting documentation.**  
To go before the Planning Board requesting a Change of Use you must submit a letter of intent. Please review the Site Plan Review Ordinance for any other requirements at [www.townofnaples.org](http://www.townofnaples.org)

*Planning Board Fee not charged - Non-profit - per Randy Zeland*

SCANNED  
11-27-24



U36/09

15 Village Green Lane, PO Box 1757, Naples, ME 04055 (207) 693-6364  
townofnaples.org

# CERTIFICATE OF OCCUPANCY

Department of Building Inspection

Building Permit: 219-24

Map: U36-009


Issued to: 11 October Rd LLC

For: Commercial/ Business Occupancy

Location: 11 October Rd Naples, ME

This is to certify that the building or part thereof has had a final inspection and occupancy is hereby authorized pursuant to the Town of Naples Occupancy Permit Ordinance and that no other municipal certification or warranties apply.

Limiting Conditions This Property never received a Certificate of Occupancy. Upgrades have been made to the building for safety and has been inspected by both the Naples Code Dept and the Fire Chief to the satisfaction of the town.

  
11/26/2024

Randy Thurston,  
Code Enforcement Officers

November 26th, 2024

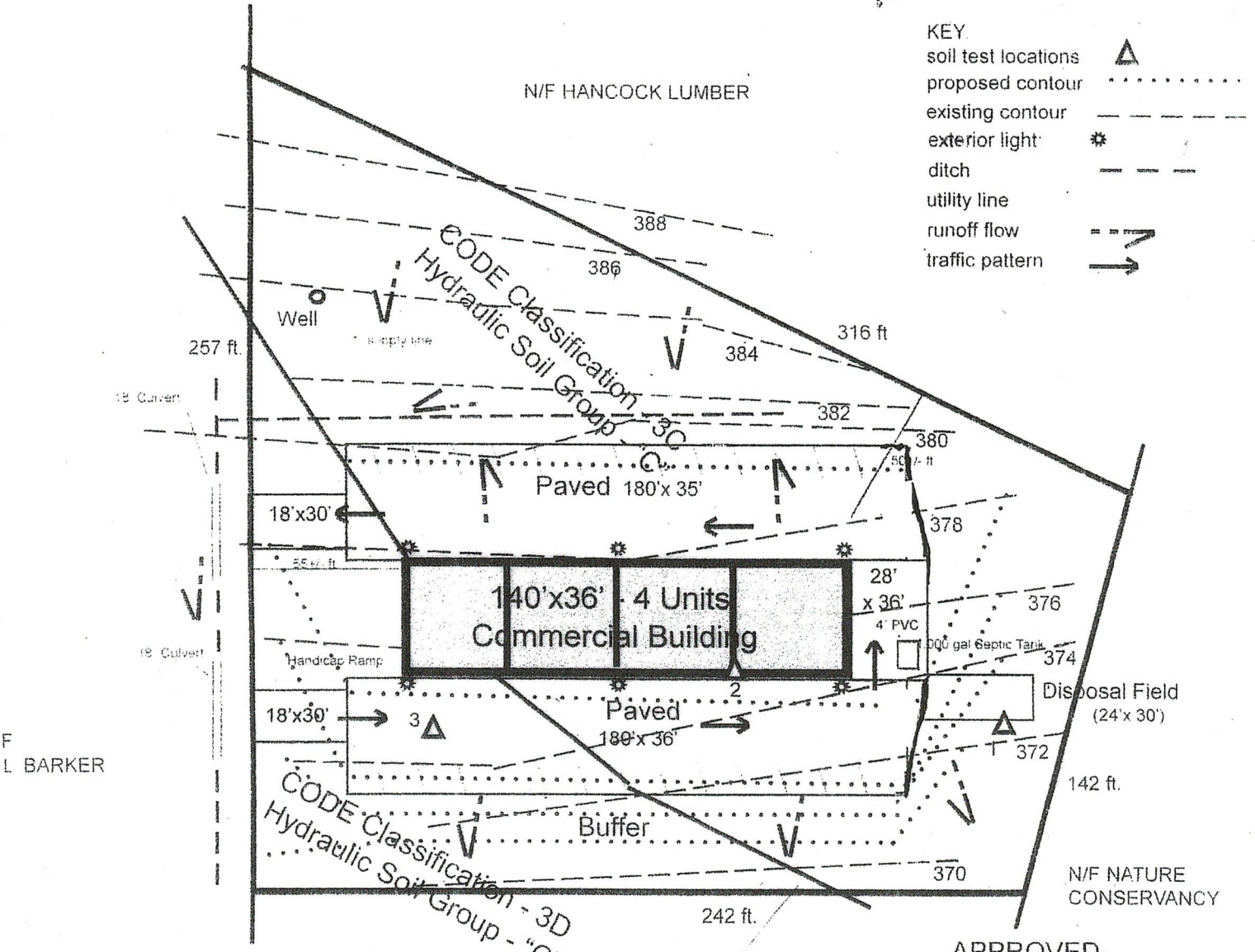
Dated

# SITE PLAN

Lot 2, October Lane  
1.3+/- ac.

Scale: 1" = 50 ft  
(approx)

Naples  
(off) Rte 302 - October Lane  
Bill Dunn  
14 Carlida Rd  
Groveland, MA 01834  
signature: *Bill Dunn*



KEY

soil test locations	▲
proposed contour	.....
existing contour	- - - - -
exterior light	*
ditch	- - - - -
utility line	- - - - -
runoff flow	→
traffic pattern	→

F L BARKER

October Lane

NOTES

- 1 Impervious area building: 5,040 sf paved: 14,868 sf total: 19,908 sf
2. 30+/- parking spaces
- 3 Handicap parking and ramp will be established.
- 4 The Soil and Erosion Control Plan seem to meet the required threshold markers (per conversation w/ the Town's CEO).
5. Landscaping plan for the site is to seed and maintain grass areas as specified in the Erosion Control Plan.
- 6 Inspection of a radius of 500 ft. of the project boundaries did not show the existence of any surface water features.

soil boundary delineation line

N/F J. STEPP

APPROVED  
by the Town of Naples  
Planning Board

*Joe C. All*  
*Thomas*  
*[Signature]*

Date: 11/15/05

Commercial Sign @ Rte 302

*embossed w/ seal*  
*Wade H. [Signature]*

2729  
P#

Rev 4/9/05